

Gallatin Gateway Town Core

3

The Gallatin Gateway Town Core, defined as Cottonwood Road to the south, Gooch Hill Road to the north, the Gallatin River to the west, and a quarter-mile east of Highway 191 on the east, is where residents of the area collect their mail, gather for community events, send their children to school, eat out, and live. Historically, the town has had several lives, many of them lived at the same time: among these are the logging and farming town of its origins, the dude ranches and tourist stops for Yellowstone of the 1920' and 1930's, and presently as a distinct Gallatin Valley community situated between Bozeman and Big Sky.

The following policies ensure that, as the Gallatin Gateway Town Core continues to grow, it continues to function as a community center and to be the residential, retail, service, social, and cultural center of the surrounding Gallatin Gateway area:

- 3.1 Land Use Map**
- 3.2 Central Business District**
- 3.3 Central Water and Sewer**
- 3.4 Historic Mix of Uses**
- 3.5 Pattern of Streets and Alleys**
- 3.6 Flexibility of Design and Use**
- 3.7 Land Use Compatibility**
- 3.8 Gallatin River**
- 3.9 Underground Utilities**
- 3.10 Mail Service**
- 3.11 Streamline Bus/Big Sky Shuttle System**

Policy 3.1 Land Use Map

Adopt a land use map designating a Town Core growth area around the existing platted town. Generally, the boundaries of this area run from Cottonwood Road to the south, Gooch Hill Road to the north, the Gallatin River to the west, and a quarter-mile east of Highway 191 on the east. New development in the Gallatin Gateway area will be focused within this Town Core to allow for natural extension of the existing townsite.

To preserve the rural character, the natural resources, and wildlife habitat of the greater Gallatin Gateway area, and to reduce conflict between new residential development and existing agricultural operations in the area, the majority of new growth will be focused into the Town Core rather than throughout rural Gallatin Gateway.

3.1.1 The existing platted town of Gallatin Gateway consists of 140 lots on 31 acres, resulting in a gross density of 4 lots per acre. Many lots have multiple uses on each lot (such as residences and businesses). This pattern shall continue throughout the existing platted town (see also Policy 3.2 for a discussion of a central business district on Mill Street).

As the Town Core grows, this basic pattern may continue. New development in the Town Core matching the existing density of four lots per gross acre (with the potential for multiple uses on each lot) shall be considered appropriate growth, as long as infrastructure needs, such as those of the Gallatin Gateway School and affordable and efficient central water and wastewater treatment, are addressed.

Dense development east of Highway 191 and within the Town Core has been a concern for Gateway residents and a catalyst to this process. While this Plan calls for the historically mixed use development currently existing in the original town plat to be continued as the Town Core expands (see Policy 3.4), the Plan also recognizes that existing conditions on the edges of the Town Core should be respected. Given existing conditions on the edges of the Town Core, density will gradually decrease to the perimeter edges of the Town Core boundary as described below.

On the west, the Town Core is bounded by the Gallatin River, and new development should be designed to avoid the floodplain and provide a setback from riparian habitat (see Policy 3.8). On the east, the Town Core is bounded by existing rural residential properties between one and ten acres. New development along the far eastern edge of the Town Core should be designed to transition smoothly to the more rural lots to the east. Potential mitigation measures along the eastern boundary may include the use of larger lots, parks and open space, and landscaping.

As both the zoning district process and the water and sewer district process proceed, every effort will be made to include the community in

addressing acceptable density levels and mitigating concerns arising from any design that doesn't respect surrounding land uses and constraints.

- 3.1.2 As the Town Core develops over time, the amendment process will allow for annexations.

Policy 3.2 Central Business District

Adopt a Land Use Map and Zoning Regulations delineating a central business district along Mill Street.

Historic Downtown has always centered on Mill Street. Currently, the Gateway School, the Fire Department, restaurants, offices, and the Community Center are located on Mill Street. The land use map and zoning regulations adopted to implement this plan will delineate a central business district to allow Mill Street to develop as a traditional "historic downtown" main street with mixed residential and commercial uses as sewer and water infrastructure becomes available.

Policy 3.3 Central Sewer and Water

The Gallatin Gateway community and Gallatin County will jointly explore options to form a public water and sewer district and provide central water and sewer in the Town Core to protect the area's water quality. Specifically, the following policies are adopted:

- 3.3.1 Formation of a public water and sewer district in the Town Core will require significant investment of time and energy from local residents and Gallatin County. Adoption of this policy shows commitment from both the Gallatin Gateway community and Gallatin County to explore options for system types, funding mechanisms, and location of facilities.
- 3.3.2 To protect the rural character of the area, dense development shall only be allowed in the Town Core area, as shown in the adopted Land Use Map. The development standards and map adopted to implement this plan will provide standards assigning densities in the Gallatin Gateway Town Core area and rural Gallatin Gateway.
- 3.3.3 Residents of Gallatin Gateway also recognize that provision of central water and sewer could, with careful control, be provided in other ways. New development in the Town Core requiring centralized water and wastewater shall coordinate with the water and sewer district for eventual inclusion in the District. It is the general policy of the Gallatin Gateway Community Plan that new development in the Town Core connect to the water and sewer systems controlled and operated by the District. In the event that

new development requiring central water and/or sewer precedes the District's construction of central water and/or sewer infrastructure, the development could coordinate with the District to jointly provide service or infrastructure for existing development.

Policy 3.4 Historic Mix of Uses

The Gallatin Gateway Town Core will continue to allow the historic mix of residential and commercial development already found in the original townsite.

Historically, the original townsite of Gallatin Gateway has consisted of residences, schools, bars and restaurants, community centers, churches, service businesses for surrounding agricultural and logging operations, and services for tourists passing through. Development standards adopted to implement this plan will continue to allow the historic mix in both the existing downtown away from Mill Street and in new development as the Town Core expands.

Policy 3.5 Pattern of Streets and Alleys

New development in the Gallatin Gateway Town Core should continue the pattern of streets similar to the original townsite where feasible.

The original townsite of Salesville was platted in a grid pattern of streets and alleys that provides the structure for the existing town. As new development occurs in the Town Core, this general pattern of connectivity shall continue to the north and the south to facilitate an even flow of car and bike, pedestrian, and equestrian traffic. To keep the small-town feel of new development, current County subdivision standards may have to be waived.

New development in the Town Core shall provide a connection to the old town of Salesville where feasible. West of Highway 191, development in some areas will be constrained by the presence of the Gallatin River floodplain, but several options exist both to the north and the south. Across Highway 191 to the east, new development should use pedestrian trails to connect with the pedestrian underpass.

Policy 3.6 Flexibility of Design and Use

Allow flexibility of building design and use within the Town Core.

Historical development in the original townsite was a mix of single- and multi-family residential uses with commercial uses. In many cases, structures were built to the lot line. While limitations are currently imposed on new development because of sewer and water, the development standards adopted to implement this plan shall maintain this historic flexibility in both use and site design.

Policy 3.7 Land Use Compatibility

It shall be the policy of Gallatin Gateway to ensure that new development in the Town Core is compatible with existing and adjacent land uses. This policy will be pursued using the following strategies:

- 3.7.1 Adopt development standards allowing residential uses to mix with retail uses, professional offices, restaurants and bars, and light manufacturing. Heavy industrial uses and gravel pits will not be allowed within the Town Core. Industrial uses such as those historically located on the Model Log property and on the Big Timberworks property are not considered “heavy industrial” as defined by this community plan and will continue to be allowed in the Town Core adjacent to Highway 191.

The Gallatin County Growth Policy and this Community Plan defines heavy industrial as uses engaged in the basic process and manufacturing of materials or products predominantly from extracted or raw materials, or a use engaged in storage of or manufacturing processes that potentially involve hazardous or commonly recognized offensive conditions, including large animal feeding operations. Heavy industry is also defined in terms of intensity and impact, and with respect to acceptable standards regarding noise, air pollution, emissions, odors, vibration, dust, dirt, glare, heat, fire hazards, wastes, traffic impacts, and visual impacts.
- 3.7.2 Adopt development standards requiring mitigation of potential nuisances, including noise, glare, and the improper handling of solid waste.
- 3.7.3 Adopt development standards establishing size limits for commercial signs and limiting billboards in the Town Core to those already in place.
- 3.7.4 Study possible routes that would allow high-tonnage commercial vehicles to by-pass Mill St. when accessing Highway 191. Any future expansions of gravel pits in the Gateway area provide the opportunity to explore alternative routes for high-tonnage commercial vehicles. Possible routes include Gateway South Road, Axtell Gateway Road, and/or Axtell Anceney Road. Any of these would require significant road improvements and the input of the people who live on those routes.
- 3.7.5 Adopt development standards prohibiting commercial sand and gravel mining operations in the Town Core.
- 3.7.6 All existing businesses within the Town Core shall be grandfathered.

Policy 3.8 Gallatin River

New growth in the Town Core shall be designed to protect the Gallatin River.

As the Town Core expands to the south and north of the existing historic townsite, new development should be designed to avoid the floodplain and provide a setback from the river to protect both groundwater and riparian areas. Existing lots within the Town Core and the original platted townsite shall be grandfathered.

Policy 3.9 Underground Utilities

To preserve the historic nature of the Town Core and to enhance the safety of the residents, all new utilities shall be underground. Furthermore, the community will strive to "underground" the existing overhead utilities where and when feasible.

Policy 3.10 Mail Service

As the Town Core grows in the future, this policy provides the basis for future conversations with the Postmaster regarding establishment of mail delivery service in the downtown core.

Policy 3.11 Streamline Bus/Big Sky Shuttle System

The Streamline Bus/Big Sky shuttle system has begun service to the Gallatin Gateway area. This policy provides the basis for a future conversation regarding expansion of the Streamline Bus/Big Sky shuttle system as Gallatin Gateway and the County continues to grow. Future Expansion of the Streamline Bus/Big Sky Shuttle system offers more travel options and could improve traffic flow. Streamline should consult with local businesses on placement of bus stops to avoid conflicts with parking and traffic.